



കേരള ഗസറ്റ് KERALA GAZETTE

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2025 മാർച്ച് 19
19th March 2025

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5th Meenam 1200

1946 ഫാൽഗുനം 28
28th Phalguna 1946

നമ്പർ
No.

1070

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O. (P) No. 16 /2025/LSGD.

Dated, Thiruvananthapuram, 19th March, 2025

S. R. O. No. 297/2025

5th Meenam , 1200.

In exercise of the powers conferred under sections 381, 382, 383A, 387, 398 and 406 of the Kerala Municipality Act, 1994 (Act 20 of 1994) read with section 565 thereof, the Government of Kerala hereby make the following rules further to amend the Kerala Municipality Building Rules, 2019 issued under notification G.O.(P) No.77/2019/LSGD. dated 2nd November, 2019 and published as S.R.O. No. 828/2019 in the Kerala Gazette Extraordinary No. 2691 dated 8th November, 2019



namely:-

RULES

1. *Short title and commencement.*—(1) These Rules may be called the Kerala Municipality Building (Amendment) Rules, 2025.

(2) They shall come into force at once.

2. *Amendment of the Rules.*—In the Kerala Municipality Building Rules, 2019,-

(1) In sub-rule (1) of Rule 2, after clause (ap), the following shall be inserted, namely:-

“(apa) ‘Flatted factory’ means a multi-storeyed industrial building subdivided into smaller, separately occupied units, typically used for manufacturing, assembling, and storage purposes”;

(2) In sub-rule (2) of Rule 27, after clause (vii), the following clauses may be inserted, namely:-

(viii) “In areas declared as ‘Industrial area’ vide the Kerala Industrial Single Window Clearance Boards and Industrial Township Area Development Act, 1999 (5 of 2000), the maximum coverage shall be 70% and maximum permissible FAR with additional fees shall be 4”.

(ix) “The maximum FAR of 5 shall be permissible for commercial buildings in the areas declared as development areas and 7 for commercial buildings in the areas declared as CBD/TOD areas in the various Town Planning schemes / plans. Fee for additional FAR over and above FAR specified in Table 6 shall be chargeable as specified in such schemes / plans or as decided by the Government from time to time.”

(3) In sub-rule (1) of Rule 28, after the fifteenth proviso, the following shall be inserted, namely:-

“Provided further that, in the case of those commercial buildings availing FSI more than 4, referred under clause (ix) of sub-rule (2) of Rule 27, the minimum width of access shall be 8 metres, irrespective of the floor area”;

(4) In rule 45, after sub-rule (6), the following shall be inserted, namely:-

“The Government shall, in consultation with the Chief Town Planner, notify areas for the construction of flatted factories specifying permissible FSI, Coverage, Height etc.”

By order of the Governor,

Dr. Sharmila Mary Joseph,

Principal Secretary to Government.



Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

As part of the Government's strategy to promote 'Ease of doing business' policy and Part V (Stimulating Industrial Growth) of the Scheme Guidelines on the 'Scheme for Special Assistance to States for Capital Investment 2024-25' which aims at a spur in economic growth in the country through reforms in building regulations for industrial and commercial buildings, it is essential to provide necessary provisions to allow more land for the development of industries. In accordance with the provisions of the Kerala Municipality Act, 1994 (Act 20 of 1994), Government has decided to amend further the Kerala Municipality Building Rules, 2019 suitably.

The notification is intended to achieve the above object.

